

---

|                 |                                                                                   |               |              |
|-----------------|-----------------------------------------------------------------------------------|---------------|--------------|
| Site Address:   | 12 Chestnut Avenue, Havant, PO9 3QR                                               |               |              |
| Proposal:       | Demolition of existing conservatory and erection of single storey rear extension. |               |              |
| Application No: | APP/19/01149                                                                      | Expiry Date:  | 20/01/2020   |
| Applicant:      | Mr M Terry                                                                        |               |              |
| Agent:          | Mr J Stoneman                                                                     | Case Officer: | Joseph Toole |
|                 | JDS Design Services                                                               |               |              |
| Ward:           | Bedhampton                                                                        |               |              |

Recommendation: **GRANT PERMISSION**

---

## **1 Site Description**

The site is on the northern side of Chestnut Avenue and sits within a residential area. Vehicular access is from Chestnut Avenue with parking to the front of the property. The application site comprises a bungalow featuring red brick and brown roof tiles.

The property is within a residential area of mainly semi detached bungalows of similar design and style to the application site.

## **2 Planning History**

No relevant planning history.

## **3 Proposal**

Demolition of existing conservatory and erection of single storey rear extension.

## **4 Policy Considerations**

National Planning Policy Framework  
Havant Borough Council Borough Design Guide SPD December 2011  
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011  
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.  
Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

**Councillor Gary Robinson**  
No Comment.

**Councillor Kenneth Smith**

No Comment.

**Councillor Mark Inkster**

No Comment.

## **6 Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

## **7 Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed development would involve the removal of the existing conservatory to be replaced by a single storey flat roofed rear extension. This would be used as a lounge area and master bedroom. It would have a width of approximately 9.8 metres, depth of approximately 5 metres and a maximum height of approximately 3.9 metres, due to the land sloping to the rear.

7.4 According to the submitted plans, the proposed extension would have bi-folding doors and an addition window to the rear. It would be a flat roof with a 2 metre long and 2 metre wide roof lantern.

7.5 The proposed development would match the existing property in terms of brickwork, roof tiles, windows and doors. This would be deemed acceptable to the context of the main house merely being an extension of the line and style of existing main roof.

7.6 Due to the location of the proposed development it is considered to have a limited impact on the street scene. Therefore, it is deemed to be inkeeping with the character of the area.

- 7.7 The proposed development would be subservient to the host dwelling. It is considered that an extension of this scale is appropriate in terms of the size of the plot and the retained amenity space following the demolition of the existing conservatory.
- 7.8 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.
- (iii) Effect on neighbouring properties
- 7.9 The proposed rear extension would have no windows on either side of the property, therefore it would not cause any significant issues with overlooking or loss of private amenity space to the neighbouring properties.
- 7.10 The proposed rear extension would face onto the rear garden of the property screened by mature hedging to the rear and 1.8 metre fencing to each side. It is considered that due to the nature of the development it would not overlook any immediate private amenity space and would therefore be deemed acceptable.
- 7.11 The proposed development would not extend any further than the existing side walls of the property, therefore it would not have an adverse impact on either neighbouring property in terms of overshadowing or loss of light.
- 7.12 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

## **8 Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

---

## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/01149

- 1 The development must be begun not later than three years beginning with the date of this permission.  
**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan  
Block Plan  
Proposed Ground Floor Plan - P01  
Proposed Roof Plan - P02  
Proposed Rear Elevation - P03  
Proposed Left Side Elevation - P04  
Proposed Right Side Elevation - P05  
Proposed Section - P06

**Reason:** - To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

**Reason:** In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.